



Town of Camden
Minutes of the Select Board Meeting
November 12, 2013
6:30pm

PRESENT: Chairperson Martin Cates, John French, Jr., James Heard, Leonard Lookner, Donald White, and Town Manager Finnigan. Also present were members of the press and public.

1. Call to Order

The meeting was called to order at 6:35pm.

2. Citizen Comments

There were no citizen comments or comments from the Board.

3. Communications, Presentations and Recognitions

A. Recognition of the Ragged Mountain Redevelopment Capital Campaign Committee and Foundation Members

Chairperson Martin Cates said that in the recent vote the Town of Camden had overwhelmingly supported the \$2 million bond issue for the redevelopment of Ragged Mountain. He congratulated the Capital Campaign Committee for their extraordinary effort in raising \$4.5 million in private funding, creating a true public-private partnership. Cates said that the wide margin with which the vote passed (1,124 votes in favor and 239 opposed) was a testament to the central role the Snow Bowl plays in the community.

B. Report by Camden Fire Chief Chris Farley

Fire Chief Chris Farley updated the Board on the slow recovery of Assistant Fire Chief Bob Steihler who had been hurt recently in a traffic accident. He then spoke about the recruitment and retention of firefighters and outlined all the efforts the department has initiated to raise awareness of this need within the community.

C. Presentation of the Riverwalk and Public Landing Concept Design Plans

Development Director Brian Hodges presented the background of the Riverwalk and Public Landing projects. He introduced Sarah Witte of Terrance J. Dewan Associates who spoke about the process, saying that the plans presented grew out of input from the public. Witte thanked residence for sharing their concerns and ideas and briefly outlined the vision for both projects.

Martin Cates commended the consultants on leading a very participatory process within the community.

Speakers in support of the acceptance of the plans were Deb Dodge and Pete Brown of CEDAC, Maria Libby of the school district, Gene McKeever of the Harbor Committee, Geoff Scott of Pathways, Flint Decker of the Camden Downtown Business Group, and Tom Stammen, an individual business owner. John Scholz and Leonard Lookner spoke in favor of the design of the Riverwalk.

Select Board members Don White, Leonard Lookner and John French talked about their support for the project.

James Heard made a motion to accept the Public Landing and Riverwalk concept plans as presented and to direct staff to work with the appropriate committees to recommend a community process to set priorities and to move these forward. Donald White seconded the motion. It was unanimously approved.

Modification to Agenda

James Heard made a motion to move items #4, #5 and #6 to the end of the agenda. Donald White seconded the motion. It was unanimously approved.

7. New Business

A. Authorize the Town Manager to enter into an Agreement with Gartley and Dorsky for Engineering Services for the Redevelopment of the Ragged Mountain Recreational Area

The Town Manager outlined the engineering work that needs to be done at the Snow Bowl to prepare for new construction. Will Gartley of Gartley and Dorsky explained details of what his firm would be handling if the proposal were to move forward.

Leonard Lookner asked if the Town has an obligation to put the proposal out to bid. Finnigan said Gartley and Dorsky had been leading Snow Bowl improvements that have already taken place, so it makes sense for the same firm to continue this work. Gartley, along with Snow Bowl facilities manager William "Fitzy" Fitzcharles responded to questions from Board members.

Donald White made a motion to authorize the Town Manager to enter into a contract with Gartley & Dorsky for the survey and engineering work needed for the Ragged Mountain Redevelopment project with a budget of \$183,800. James Heard seconded the motion. It was unanimously approved.

B. Authorize the Town Manager to enter into an Agreement with Stevens Engineering for Design and Construction Engineering Services for Installation of the Chairlifts at the Snow Bowl.

The Town Manager, William "Fitzy" Fitzcharles, and Parks and Recreation Director Landon Fake explained the process that the Town would use to site the new chair lift and snow making equipment. The Town Manager noted the experience and qualifications of Stevens Engineering in designing and engineering ski areas. Fitzcharles answered specific questions about the timing of the work to be done. He said the hope is to have the chairlifts installed in time for foliage season next October.

French asked about whether more power would be needed to operate the lifts. Will Gartley said that the power would be distributed differently but that it would not be necessary to feed more power into the facility.

Donald White made a motion to authorize the Town Manager to enter into a contract with Stevens Engineering for the chairlift relocation engineering in the amount of between \$107,300 to \$109,600. James Heard seconded the motion. It was unanimously approved.

C. Authorize the submission of a grant application to the Maine Dept of Conservation's Recreational Trail Program (RTP) for \$36,605 with the local match not to exceed \$7,321.

Pat Finnigan spoke about the opportunity to submit a grant application to the Department of Conservation to construct the portion of the Riverwalk extending from Shirrtail Point Park through Seabright Park across from the Tannery. Brian Hodges told the Board that maximum awards under this program are \$35,000. He explained that this is a reimbursement program whereby the grant recipient pays upfront and is reimbursed for the amount by the grant.

James Heard made a motion to authorize the Town to submit a grant application to the Maine Dept of Conservation's Recreational Trail Program for \$36,605 with our local match not to exceed \$7,321. Leonard Lookner seconded the motion.

Martin Cates commented that he hoped the work would be coordinated with the Parks and Recreation Committee's efforts at Shirrtail Point.

The motion was unanimously approved.

Parks and Recreation Director Landon Fake updated the Board on the Tannery portion of the Riverwalk, saying that 200 yards of cubic stone had been moved onto the existing portion of the pathway. Final grading would take place in the spring, he said, and the Maine Conservation Corps will build an observation platform at that time.

D. Consideration of Easement with Wayfarer Marine Corporation for a Wastewater Pump Station on Sea Street.

Wastewater Superintendent Ross Parker informed the Board about the need to acquire an easement for the Town's wastewater pump station on Sea Street. He said the station located at the northern end of the Wayfarer property is owned and operated by the Town through an easement received from Wayfarer in 1969. Parker explained that it was recently discovered that the easement given to the Town was smaller than the footprint of the station. The easement has been revised in order to correct this situation, Parker told the Board.

The Town Manager said that this matter will need to be scheduled for a Special Town Meeting vote with a warrant article as follows:

"Shall the Town vote to accept a sewer easement deed from Wayfarer Partners, LLC over and under certain property adjacent to the Sea Street right of way, substantially as described in a certain proposed draft deed dated August 15, 2013." And add below the article itself: "Note: The proposed sewer easement is depicted on a Survey Sketch prepared by Wright-Pierce dated "August, 2013" as figure E-1, and the proposed deed and sketch are available for inspection in the Town Clerk's office during regular business hours."

E. Consideration of Renewal of a Victualer's License for *Francine Bistro* at 55 Chestnut St.

John French made a motion to grant a Victualer's License to Brian C. Hill d/b/a Francine Bistro at 55 Chestnut Street. Donald White seconded the motion. It was unanimously approved.

F. Public Hearing

Chairperson Cates opened a public hearing to consider a liquor license for *Francine Bistro* at 55 Chestnut Street.

John French made a motion to approve the liquor license application for Brian C. Hill d/b/a Francine Bistro at 55 Chestnut St. Donald White seconded the motion. It was unanimously approved.

The public hearing was closed.

G. Approval of the Town Manager's Recommended FY13 Carry Forward Amounts

The Town Manager said that staff works hard to manage their budgets and not spend the entire amount allocated. Most of the funds which are not spent go into the Town's undesignated Fund Balance at the fiscal year end. However, in some cases, funds are asked to be carried forward into the following year's budget to spend on projects that were not completed or which were underfunded. The Town Manager asked that funds be carried forward in the Planning, Public Works, Police, Fire, and the Wastewater Departments.

Donald White made a motion to approve the FY13 carry forward funds of \$150,241 from the General Fund and \$45,000 from the Wastewater Treatment Plant Fund. Leonard Lookner seconded the motion.

John French asked if any remaining funds in the contingency line could also be carried forward in case an emergency comes arises. He noted that if these funds are not used they could roll to the fund balance at the end of the year.

John French moved that the motion be amended to carry forward the remainder of the contingency from the 2012-2013 fiscal year. Leonard Lookner seconded the amended motion. It was unanimously approved.

H. Request to approve a tax abatement on property located at 9 Powder Mill for tax year 2012 and 2013 in the amount of \$349.50 and 2013 in the amount of \$336.55 for a Total amount of \$687.38 due to abandonment by William Whitmire and is now owned by Bill Eaton

There was some discussion on this item by members of the Board.

Donald White made a motion to approve a tax abatement on property located at 9 Powder Mill for tax year 2012 in the amounts of \$350.16, and 2013 in the amount of \$337.22 for a total amount of \$688.55 due to abandonment by William Whitmire and is now owned by Bill Eaton. James Heard seconded the motion.

Donald White amended the motion to read, "to approve a tax abatement on property located at 9 Powder Mill for tax year 2012 in the amounts as assessed." John French seconded the amended motion. The motion passed by a vote of 4 – 1 (Lookner opposed).

Approval of Select Board Minutes dated October 15, 2013

James Heard made a motion to accept the minutes of the October 15, 2013 as presented. Donald White seconded the motion. It was unanimously approved.

Adjourn and reconvene as Board of Assessors

John French made a motion to adjourn as Select Board and reconvene as the Board of Assessors. Donald White seconded the motion. It was unanimously approved and the Select Board adjourned at 8:10pm.

Convene the Meeting of the Board of Assessors

Board of Assessors

Consideration of requests from Assessors Agent Wesley Robinson for abatements and supplemental tax warrants for the 2013-2014 tax year.

1. Request to approve an abatement in taxes of \$84.24 to Douglas J Kindell and Karen I Kindell for property located at 10 Sand St (Map 114-161-000-000) to allow for a reduction in the assessed value due to eligibility for the Veteran's Exemption

John French made a motion to approve an abatement in taxes of \$84.24 to Douglas J Kindell and Karen I Kindell for property located at 10 Sand St (Map 114-161-000-000) to allow for a reduction in the assessed value due to eligibility for the Veteran's Exemption. James Heard seconded the motion. It was unanimously approved.

2. Request to approve an abatement in taxes of \$676.73 to Joseph A Magner & Joann Magner for property located at 11 Beacon Ave (Map 126-059-000-000) and approve a supplemental tax warrant of \$676.73 to Alexandra L Degenhardt and John Blystone for the same property

John French made a motion to approve an abatement in taxes of \$676.73 to Joseph A Magner and Joann Magner for property located at 11 Beacon Ave (Map 126-059-000-000) and approve a supplemental tax warrant of \$676.73 to Alexandra L Degenhardt and John Blystone for the same property. Donald White seconded the motion. It was unanimously approved.

3. Request to approve an abatement in taxes of \$102.49 to David Johnson for property located at 15 Mt Battie St., (Map 114-120-000-000) due to the property not being classified properly and a portion of the building being demolished.

John French made a motion to approve an abatement in taxes of \$102.49 to David Johnson for property located at 15 Mt Battie St., (Map 114-120-000-000) due to the property not being

classified properly and a portion of the building being demolished. James Heard seconded the motion. It was unanimously approved.

4. Request to approve an abatement in business personal taxes of \$1,082.48 to Norumbega Bed & Breakfast LLC located at 63 High Street (Map 123-022-000-000) and to approve a supplemental tax warrant to 63 High St LLC, for business personal property of \$1,082.48.

John French made a motion to approve an abatement in business personal taxes of \$1,082.48 to Norumbega Bed & Breakfast LLC located at 63 High Street (Map 123-022-000-000) and to approve a supplemental tax warrant to 63 High St LLC, for business personal property of \$1,082.48 due to the taxes being assessed to the incorrect taxpayer. Donald White seconded the motion. It was unanimously approved.

Adjourn as Board of Assessors and reconvene as Select Board

John French made a motion to adjourn as Board of Assessors and reconvene as Select Board. Donald White seconded the motion. It was unanimously approved and the Select Board reconvened at 8:14pm.

I. Consideration of a Request for a Poverty Abatement (*Executive Session 36 M.R.S.A. § 841.2.E*)

Applicant #1: Motion to deny the application on the basis of not meeting the poverty criteria contained in Maine law (36 M.R.S.A. § 841.2.E)

Applicant #2: Motion to grant the abatement of 2014 taxes in the amount of \$412.78 on the basis of meeting the poverty and infirmity criteria as contained in Maine law(36 M.R.S.A. § 841.2.E) .

8. Select Reports/Town Manager Report and Closing Comments

Select Board Member Reports

Town Manager Report

Adjourn

James Heard made a motion to adjourn the meeting. Donald White seconded this motion. The motion passed unanimously. The Meeting adjourned at 9:20 p.m

Respectfully submitted,

Karen Brace

Recording Secretary